



FY2024 YEAR FIVE ANNUAL ACTION PLAN

City of Fort Collins • Social Sustainability Department
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22-24186 | Auxiliary aids and services are available for persons with disabilities. V/TDD: 711

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Fort Collins, Colorado is submitting its Program Year 2024 (PY24) Annual Action Plan. The Plan has been prepared according to HUD requirements. The Plan will govern the City's investment of federal funds for persons experiencing homelessness, housing, and non-housing community development activities for the Program Year.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

High priority needs identified in the PY24 Annual Action Plan include both housing and non-housing community development, persons experiencing homelessness, and special population needs. The City of Fort Collins developed and managed a robust Citizen Participation process to solicit stakeholder and resident input on priority needs. The City has integrated that Citizen Participation process with research on the scope of those needs. The City's 2020-2024 Consolidated Plan, Economic Health Strategic Plan, Social Sustainability Strategic Plan, Social Sustainability Gaps Analysis, Housing Affordability Policy Study, and Housing Strategic Plan all provide data and recommendations for City actions to address the needs of both affordable housing and non-housing community development needs.

Through funding and other actions, the City will seek to address the following specific priority needs:

Increase affordable housing inventory.

- Rental units constructed: 73 household housing units (Housing Catalyst: Village on Eastbrook)
- Ownership units constructed: 4 household housing units (Habitat for Humanity: Harmony Cottages)

Affordable housing preservation.

- Rental units rehabilitated: 90 household housing units (Care Housing: Greenbriar-Windtrail Rehabilitation)

Housing and services for persons who are homeless.

- Public service activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted (Family Housing Network Shelter Programs)
- Homeless Person Overnight Shelter: 1000 Persons Assisted (Catholic Charities Samaritan House and Crossroads Safehouse)

Prevent homelessness.

- Homeless prevention: 50 Persons Assisted (Neighbor to Neighbor: Homelessness Prevention)

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Overall, during the last five-year reporting period for Consolidated Annual Performance Evaluation Reports (CAPERs) the City has received satisfactory reviews regarding its performance in meeting goals set forth in the Five-Year Consolidated Plan and each year’s Annual Action Plan. Additionally, HUD continues to conclude that the City of Fort Collins is administering its programs in a manner consistent with the applicable regulatory requirements. Review and conclusions are based solely on information available to HUD, and do not constitute a comprehensive evaluation or approval of specific activities.

The positive performance evaluations reflected progress made towards goals considered by HUD to be worthwhile and necessary community improvements. Updated research and analysis of community needs, as well as fresh citizen input, has supported the continuation of goal setting and outcomes similar to previous plans. The City of Fort Collins has responded to all technical assistance provided as a part of any HUD review and evaluation.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Throughout the process, the public was invited to participate through multiple modes, including the local newspaper, the City's website, and through nonprofit and other service providers—especially those connected to marginalized populations and/or protected classes. Other community partners involved in affordable housing efforts, homelessness prevention/intervention, and community development activities were consulted as part of this Plan's development. The Social Sustainability Department distributes Public Notices to more than 45 partner contacts across the community. The City followed the HUD required Citizen Participation Plan for all efforts related to this Plan’s development.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Comments received at the Public Hearing, during the 30-day Public Review Period for the Competitive Process, and responses to notice of funding decision are attached. Six individuals, most representatives from community nonprofit organizations, attended the Annual Action Plan public hearing. Input received was generally supportive of the process.

Any additional comments received during the public review period will be added before submittal to HUD.

6. Summary of comments or views not accepted and the reasons for not accepting them

No comments were not accepted.

7. Summary

The final City of Fort Collins PY24 Annual Action Plan is being submitted to the U.S. Department of Housing and Urban Development (HUD) by the August 16 regulatory deadline.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	Fort Collins	Social Sustainability Department
HOME Administrator	Fort Collins	Social Sustainability Department

Table 1 – Responsible Agencies

Narrative (optional)

The Fort Collins Social Sustainability Department allocates federal Housing and Urban Development (HUD) CDBG and HOME funds, and local City of Fort Collins funding to housing and human service agencies to meet the needs of low- and moderate-income citizens. The department also implements policies promoting and supporting self-sufficiency for low- to moderate-income citizens.

Consolidated Plan Public Contact Information

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AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

The City of Fort Collins maintains a robust and ongoing public participation process for all work/program items benefiting from community conversation and input. Social Sustainability regularly consults and coordinates with affordable housing providers, homeless service providers, human service agencies, and the local Continuum of Care. Input from partners is reflected in our day-to-day operations, programs and projects. The City continuously seeks to improve communication strategies with impacted stakeholders, underrepresented groups, and those in legally protected classes. The City is actively engaged with One Voice for Housing, a network of housing advocates working toward speaking about housing with one voice – recognizing the importance of messaging in communications. In order to engage a diverse cross section of the community, Public Notices for citizen input opportunities are sent directly to providers serving underrepresented groups, including the public library, Museo de las Tres Colonias, Northside Aztlan Community Center, Salud Health Clinic, Colorado Health Network, SummitStone Health Partners, La Familia/The Family Center, Colorado State University, Disabled Resource Services, homeless service providers and shelters, advocacy groups, local churches, boards, business associations, nonprofits, and affordable housing providers. Public Hearings are currently being held online. Additional public input opportunities for the Annual Action Plan are identified in Table 4.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

In 2021, the City adopted a Housing Strategic Plan encompassing the entire housing spectrum and leading with equity. The Housing Strategic Plan includes 26 strategies and avenues for addressing the ongoing housing challenges in our community. In 2022, the Social Sustainability Director was selected as the City’s representative on the Larimer County Regional Opioid Abatement Council, and this Council has selected “Recovery Housing” as a focus for funding in its funding plan (along with prevention, treatment, harm reduction, and others).

Social Sustainability Department staff work closely with public and assisted housing providers, as well as private and government health, mental health, and service agencies to distribute HUD and City grant funding; identify high priority housing and social service needs that can be addressed by the City; assess the impact of current efforts and programs to meet needs; and plan for future programs, projects, and activities to address housing and community development needs.

The City is advised by two boards related to the work of the Social Sustainability Department. The Human Services and Housing Funding Board advises City Council on grant applications to support the affordable housing and human service needs in the City. The Affordable Housing Board advises City

Council on matters related to affordable housing in Fort Collins and assists with preparing the City's Affordable Housing Strategic Plan.

The City continues to build a comprehensive, formalized approach to supporting community members experiencing homelessness through support of initiatives such as the Housing First, Rapid Re-housing programs, resource and housing navigation, and Outreach Fort Collins. City representatives are also actively involved in the two-county effort toward providing a Coordinated Access Housing Placement System as well as serving on the governing board for the Northern Colorado Continuum of Care, which was recognized by HUD as its own continuum of care in January 2020.

In 2016, the City initiated NoCo Housing Now, which has since grown to become a regional work group that explores regional housing solutions and provides multiple opportunities to learn from regional colleagues each year. This group is active in legislative review and in data collection and analysis. An SSD staff person is on the steering committee and the Chamber of Commerce hosts and staffs the program.

In 2022, staff attended a convening by the Colorado Health Foundation to catalyze a conversation on the many intersections of health and housing. This builds on the work of the Colorado Department of Health and Environment's grant funded Home2Health project (2019-2021). This in-depth community exploration of health and housing provided critical feedback that was incorporated into the Housing Strategic Plan.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The Northern Colorado Continuum of Care (NoCO CoC) members represent nonprofit service providers, emergency services, and State and local government. The Social Sustainability Department's Director participates on the governing board for the NoCO CoC and additional City staff are engaged with the NoCO CoC on varying levels, including serving on subcommittees. The NoCO CoC is focused on long-term planning and addressing the needs of the unhoused on a policy level, coordinating the Point in Time Count, and working to meet the requirements of the McKinney-Vento Homeless Assistance Act. The NoCO CoC has implemented the Homeless Management Information System (HMIS) and measures the effectiveness of agencies funded through the McKinney Vento funding streams. The NoCO CoC continues to work with area healthcare providers, homeless services providers, and other care institutions to establish coordinated discharge planning processes. The annual Point in Time Count (PIT), spearheaded by the NoCO CoC, is a community-wide effort to gather critical data on both sheltered and unsheltered persons experiencing homelessness.

The City also works closely with service providers that track chronically homeless individuals and the regional Coordinated Assessment and Housing Placement System (CAHPS). Several agencies, including Housing Catalyst, have implemented a vulnerability index (VI-SPDAT) to assess which people are at the

highest risk if they remain homeless. It is used to prioritize individuals for housing placement when units become available and is the primary tool used by CAHPS. The NoCO CoC added additional staff in 2023 to increase capacity within the data and coordinated entry systems and will continue to coordinate closely with the City of Fort Collins and other partners.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City of Fort Collins does not receive ESG funding.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Housing Catalyst
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless
	What section of the Plan was addressed by Consultation?	Public Housing Needs Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Monthly meetings between City and Housing Catalyst. Lead authorship on AAP PHA section. Anticipated outcomes are implementation of shared housing goals, decreasing duplication and inefficiencies.
2	Agency/Group/Organization	Larimer County Behavioral Health Services
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Health Services-Education Health Agency Regional organization Planning organization Services-Mental and Behavioral Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City is actively involved with Larimer County Behavioral Health Services, and a City Council person is a member of the Behavioral Health Policy Council and they (along with the SSD Director) participate in quarterly Council meetings. The desired outcome is to align community goals with their initiatives and best practices. Social Sustainability's strategic plan is aligned with the key collaboration areas of public health care education, coordination of a larger behavioral health solution for the area and increasing workforce skills relative to diversity awareness. Additionally, the SSD Director is a member of the Larimer County Regional Opioid Abatement Council which is allocating funding from opioid settlements to the focus areas of: care coordination, school-based prevention programs, harm reduction, recovery housing, and mental health co-responders.
3	Agency/Group/Organization	Homeward Alliance
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Homeward Alliance and the City maintain an ongoing partnership to coordinate additional extreme weather homeless services (heat and cold). The City funds ongoing services provided by HWA via their day center, the Murphy Center.
4	Agency/Group/Organization	Outreach Fort Collins
	Agency/Group/Organization Type	Services-homeless

	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City was part of the founding board of Outreach Fort Collins (OFC) and has provided ongoing resource support to OFC. The City continues in an advisory role and uses this partnership to better understand the homeless population of Fort Collins and their needs. This partnership informs the City's response to homelessness issues.
5	Agency/Group/Organization	City of Fort Collins Environmental Services Dept
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Other - Resiliency & Climate Action
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Environmental Services Department (ESD) addresses climate action and response, and resilience for all community members, with emphasis on underserved populations. Their work on the heat index informs the Social Sustainability Department's work on emergency weather response for people experiencing homelessness. Collaboration with ESD has led to implementation of extreme heat sheltering, and exploration of the feasibility of developing a plan for hazardous air quality events. ESD contributed to the AAP attachment on Resiliency and Climate Hazards.
6	Agency/Group/Organization	Connexions
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide Other government - Local

	What section of the Plan was addressed by Consultation?	Broadband
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Connexion, the City’s utility-scale broadband provider, offers high speed internet service to all of Fort Collins, including reduced rates for low-income households and service to affordable housing developments. Connexion provided information and data to support the Broadband section. Consultation ensures all residents receive equal access to internet services needed for school, work, job-search, and health care.
7	Agency/Group/Organization	City of Fort Collins, Stormwater Dept.
	Agency/Group/Organization Type	Other government – Local Agency - Managing Flood Prone Areas
	What section of the Plan was addressed by Consultation?	Other - Resiliency & Climate Action
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Stormwater department collaborates with other City departments, including Social Sustainability, and external stakeholders to create its FEMA-required flood hazards outreach plan each year. This relationship has led to increased Spanish-language outreach and distribution of flood awareness materials to people experiencing homelessness and the providers who serve them, including overnight and day shelters. Stormwater wrote a section of the Resiliency/Climate Hazard attachment.

Identify any Agency Types not consulted and provide rationale for not consulting

No Agency Types were intentionally withheld from any of the City's public engagement and consultation processes.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Northern Colorado Continuum of Care	Goals are complementary and mutually supportive, based on active communication, and City representation on the Northern Front Range Continuum of Care.
Housing Strategic Plan	City of Fort Collins	Goals are complementary and mutually supportive, based on active communication, stakeholder input, available resourcing and capacity, and decision-maker prioritization.
Social Sustainability Department Strategic Plan	City of Fort Collins	Goals are complementary and mutually supportive, based on active communication, stakeholder input, available resourcing and capacity, and decision-maker prioritization.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

See Broadband and Climate Change Resilience attachment.

AP-12 Participation – 91.105, 91.200(c)

**1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting**

Social Sustainability staff has followed the City’s Citizen Participation Plan to engage the public and interested parties in decision-making during the Competitive Process and development of the Annual Action Plan. The Competitive Process includes outreach for applications, public notices, application review and recommendations made by a resident volunteer board, a 30-day public review period, and approval by City Council, which includes a public hearing. The Annual Action Plan is developed in coordination with the Competitive Process, and engagement for the Plan includes a public hearing with a presentation explaining the Competitive Process and its funding sources, applications received, and strategic plan inputs; public notices in the local newspaper as well as posted online and emailed to public notice partners serving special populations; and a 30-day public review period.

Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	URL (If applicable)
Public Notice	Nonprofit agencies and affordable housing providers	Notice of open application period was emailed directly to 150 nonprofit professionals and notice was posted on the Social Sustainability Department webpage and the Competitive Process webpage. Attendance/Response: 58 applications received.	46 human services applications and 8 housing applications received. 4 CDBG renewal applications received.	fcgov.com/socialsustainability/competitive-process

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	URL (If applicable)
Public Notice	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Public service provider clients, nonprofit agencies, and affordable housing providers	Public Notice for Public Hearing. Ads/notices were placed in local newspaper in English and Spanish, and ADA/Title VI compliant. Notice was posted on the Social Sustainability Department webpage. Notices were emailed directly to service providers and Public Notice Partners serving special populations.	N/A	fcgov.com/socialsustainability; fcgov.com/events
Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Public service provider clients, nonprofit agencies, and affordable housing providers	Annual Action Plan development Public Hearing, March 26, Notice was placed in local newspaper in English and Spanish, and ADA/Title VI compliant. Notice was posted on the Social Sustainability Department webpage and City of Fort Collins online Community Calendar of Events. Notices were emailed directly to service providers, and Public Notice Partners serving special populations. Attendance/Response: 5 agency representatives and 1 community member	Attendees asked questions about the funding sources and process. No comments were received.	fcgov.com/socialsustainability; fcgov.com/events

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	URL (If applicable)
Public Meeting	Affordable housing providers	Affordable Housing Board (AHB) Meeting to rank housing projects, April 4. Public Meeting. 2 agency staff members attended, 3 unaffiliated public attended.	All applications worthy, but funding available not sufficient to fund all applications. One attendee gave an announcement. Included in attachments.	https://www.fcgov.com/events/
Public Meeting	Public service provider clients, nonprofit agencies, and affordable housing providers	HSHF Board Regular Meeting to review human service projects and develop follow-up questions for applicants, April 3. Notice was posted on the City of Fort Collins online Community Calendar of Events, and the HSHF Board webpage. Attendance/Response: 0 agency staff member attended, 0 unaffiliated public attended.	No comments received.	fcgov.com/events/ ; fcgov.com/socialsustainability/competitive-process/ ; fcgov.com/cityclerk/community-development.php
Public Meeting	Nonprofit agencies and affordable housing providers that applied for Competitive Process funding	HSHF Board Deliberations April 30-May 1. Notices were emailed directly to applicants. Notice was posted on the Social Sustainability Department webpage, City of Fort Collins online Community Calendar of Events, and the HSHF Board webpage. Attendance/Response: 20 agency staff members attended, 0 unaffiliated public attended.	Post-Deliberation comments have been received from several housing and human service applicants. Comments have been those expressing gratitude for the funding commitment and transparency in the process. One human service applicant expressed dissatisfaction with their funding award recommendation amount.	fcgov.com/events/ ; fcgov.com/socialsustainability/competitive-process/ ; fcgov.com/cityclerk/community-development.php

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	URL (If applicable)
Public Notice	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Public service provider clients, nonprofit agencies, and affordable housing providers	Review Period, May 15-June 18. Ads/notices were placed in local newspaper in English and Spanish, and ADA/Title VI compliant. Notice was posted on the Social Sustainability Department webpage. Notices were emailed directly to service providers and Public Notice Partners serving special populations. Attendance/Response: TBD	TBD	fcgov.com/socialsustainability
Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Public service provider clients, nonprofit agencies, and affordable housing providers	Competitive Process Public Hearing, Council Approval, June 18. Simultaneous notification with Public Review Period. Notice was placed in local newspaper in English and Spanish, and ADA/Title VI compliant. Notice was posted on the Social Sustainability Department webpage and City of Fort Collins online Community Calendar of Events. Notices were emailed directly to service providers, and Public Notice Partners serving special populations. Attendance/Response: TBD	TBD	fcgov.com/socialsustainability fcgov.com/events ; fcgov.com/socialsustainability/competitive-process ; fcgov.com/cityclerk/community-development.php

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	URL (If applicable)
Public Notice	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Public service provider clients, nonprofit agencies, and affordable housing providers	Annual Action Plan Public Review Period June 18-July 20. Ads/notices were placed in local newspaper in English and Spanish, and ADA/Title VI compliant. Notice was posted on the Social Sustainability Department webpage. Notices were emailed directly to Public Notice Partners serving special populations. Attendance/Response: TBD	TBD	fcgov.com/socialsustainability

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The City's goal in allocating funding is to enhance the community's sustainability by addressing needs among our citizens who are income-challenged. Stabilized households increase neighborhood quality. That, in turn, leads to a healthier, more vibrant Fort Collins. Each spring, through the Competitive Process, the City of Fort Collins allocates federal and local funds to eligible affordable housing, community development, human services, and related activities. The provision for an optional fall Competitive Process accommodates any unspent or recycled funds.

The two general activity categories used to move forward successful funding proposals are:

- **Housing:** Acquisition and construction of affordable housing projects, including land purchase, housing rehabilitation, certain soft costs related to affordable housing development, and homebuyer assistance programs are priorities. Properties must be located in Fort Collins.
- **Public Service:** Nonprofit agencies serving a majority of people (51% or more) whose income is 80% or below the Area Median Income (AMI) and living in the City of Fort Collins.

Funds are allocated to nonprofit agencies, affordable housing providers, and other entities serving Fort Collins residents, a majority of which are low-and moderate-income households. Federal dollars leverage additional funds in many of the projects completed as part of the Consolidated Plan. Since these funds are limited, they are often only a portion of the funds our partners utilize to complete a project. By requiring partners to leverage these funds with other resources, the City of Fort Collins can maximize the impact of these funds in meeting its priority goals. Additionally, the City contributes Affordable Housing Fund (AHF) and Human Services Program (HSP) monies from the City's General Fund and Keep Fort Collins Great tax (KFCG) to further the goals of the Consolidated Plan and provide required match to the HOME program. Available

amounts vary with budget cycles and economic conditions. Only federally funded projects are reported in the Annual Action Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,107,934	103,659	293,711	1,505,304	0	For CDBG, proposals must meet one of the three national objectives: 1) benefit low- and moderate-income persons, 2) aid in the prevention or elimination of slums or blight, and/or 3) meet community development needs having a particular urgency. Fort Collins funds public service, housing, and public facilities activities with CDBG.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	602,015	83,688	80,169	765,872	0	Acquisition and construction of affordable housing projects, including land purchase, housing rehabilitation, certain costs related to affordable housing development, and homebuyer assistance programs.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - local	Acquisition Homeowner rehab Housing Multifamily rental new construction Multifamily rental rehab New construction for ownership	413,010	0	0	413,010	0	The Fort Collins Affordable Housing Fund (AHF) is a set-aside of general fund monies that can be used for affordable housing programs and projects within the City of Fort Collins. AHF dollars reported here are those used in conjunction with federal dollars to support CDBG and HOME projects/activities. Additional AHF funds are available for City-only funded projects.
Other	public - local	Public Services	0	0	0	0	0	

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

HOME and CDBG funds are leveraged in Fort Collins with the Affordable Housing Fund (AHF) and Human Services Program (HSP) dollars. HSP funds are used to support priority human services needs in Fort Collins that do not receive CDBG, while AHF funds support housing projects. These funds are also distributed through the annual Competitive Process. In PY24 35 human service organizations will receive HSP funds to support 39 programs/projects, while the Larimer Home Improvement Program (LHIP) will receive AHP only to assist approximately 20 low-income families in Fort Collins with home repairs and maintenance. Four additional housing applications were unfunded.

Recipients of CDBG, HOME, AHP, and HSP also leverage City-allocated funds with many other local, state, and federal sources. Sources of leverage include debt, Low Income Housing Tax Credits, State of Colorado HOME funds and State Housing Development Grant funds, Federal Home Loan Bank Board funding (FHLBB) grants, United Way funding, and other foundation and donation funding. By encouraging applicants to leverage CDBG and HOME funds with as many other sources as possible, the City is able to provide funding to projects serving more residents of Fort Collins. Social Sustainability Department staff track all HOME eligible match funds to ensure the 25% match requirement is met.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City of Fort Collins has a land bank program that currently holds four parcels totaling about 40 acres for the future development of affordable housing. Two parcels have been sold to develop affordable housing. The City is currently partnering with a developer and a community land trust to build 54 permanently affordable for-sale townhomes on one of the parcels sold. This project is under construction with a June 2024 expected completion date.

The Land Bank Program holds two options for the purchase of additional land. The 2024 budget provided funds to exercise one of these options which will purchase 5 acres of land in the northeast quadrant of the City. The other option's term runs through 2026. The Social Sustainability Department will submit a budget request for funding to exercise this option in the 2025 budget.

The Downtown Development Association partnered with the local housing authority, Housing Catalyst, by providing land under a 99-year lease for 79 units of work force housing that opened in January 2023. These two partners are looking for more ways to leverage publicly owned land. Currently, a City-owned parking lot is being evaluated for affordable housing development.

Discussion

Staff, the Human Services and Housing Funding Board, and the Affordable Housing Board (housing applications) review all funding proposals. Housing applicants are invited to make video presentations about their projects to both boards. Funding recommendations are made and provided to City Council, which considers the recommendations at a public meeting and makes final funding allocation decisions. Staff then works with grantees on additional due diligence items and contract execution.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase the supply of affordable housing units	2020	2024	Affordable Housing	City-wide	Increase affordable housing inventory	CDBG: \$581,319 HOME: \$705,671 Affordable Housing Fund: \$413,010	Rental units constructed: 73 Household Housing Unit Homeowner Housing Added: 4 Household Housing Unit
2	Preserve existing affordable housing	2020	2024	Affordable Housing	City-wide	Affordable housing preservation	CDBG: \$520,715	Rental units rehabilitated: 90 Household Housing Unit
3	Provide emergency sheltering and services	2020	2024	Homeless	City-wide	Housing and services for persons who are homeless	CDBG: \$123,545	Public service activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted Homeless Person Overnight Shelter: 1000 Persons Assisted
4	Provide housing stabilization services	2020	2024	Non-Housing Community Development	City-wide	Prevent homelessness	CDBG: \$58,139	Homelessness Prevention: 50 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Provide administrative support to federal programs	2020	2024	Administration	City-wide	Increase affordable housing inventory Affordable housing preservation Housing and services for persons who are homeless Prevent homelessness	CDBG: \$221,586 HOME: \$60,201	

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Increase the supply of affordable housing units
	Goal Description	Increase both rental and ownership housing with the following priorities: mixed-income housing, permanent supportive housing, and/or housing with co-location of services (case management, childcare, etc.). Prioritize projects serving special populations including people experiencing homelessness, families, seniors, unaccompanied youth, people with disabilities, and people with very low incomes. May include construction, acquisition, change of use, downpayment assistance, etc.
2	Goal Name	Preserve existing affordable housing
	Goal Description	Includes rehabilitation of existing units, acquisition to prevent conversion to market rate, mobile home preservation, and ownership supports such as emergency repairs, energy efficiency upgrades, and accessibility modifications.
3	Goal Name	Provide emergency sheltering and services
	Goal Description	Support projects that provide services or shelter and/or residency programs for individuals and families experiencing homelessness, including comprehensive case management for long-term stabilization.

4	Goal Name	Provide housing stabilization services
	Goal Description	Includes eviction and homelessness prevention services such as diversion, reunification, housing counseling, short- and long-term financial assistance (rent, utilities, etc.), comprehensive case management, service coordination, and supportive services.
5	Goal Name	Provide administrative support to federal programs
	Goal Description	Provide administrative support to CDBG and HOME Programs.

Projects

AP-35 Projects – 91.220(d)

Introduction

In spring 2024, the City of Fort Collins held a competitive application process to allocate HUD resources, and City of Fort Collins Affordable Housing Fund (AHF) dollars and Human Service Program (HSP) monies for the 2024 Program Year. Available federal funding included the 2024 allocation of CDBG and HOME funds from HUD, CDBG and HOME Program Income, and unspent CDBG and HOME funds from prior years. Funding was allocated to housing and public service projects serving a broad range of Fort Collins residents.

Projects

#	Project Name
1	PY24 CDBG Program Administration
2	PY24 HOME Program Administration
3	Care Housing: Greenbriar-Windtrail Rehabilitation
4	Habitat for Humanity: Harmony Cottages
5	Housing Catalyst: Village on Eastbrook
6	Catholic Charities: Samaritan House
7	Crossroads Safehouse: Domestic Violence Emergency Shelter
8	Family Housing Network: Shelter Programs
9	Neighbor to Neighbor: Homelessness Prevention

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Allocations were based on achievement of goals set forth in the Consolidated Plan and Housing Strategic Plan. Because available funding was insufficient to fulfill all housing application requests, priority was given to projects that are prepared to use the funding sooner, and/or would not be able to proceed without this funding.

AP-38 Project Summary
Project Summary Information

1	Project Name	PY24 CDBG Program Administration
	Target Area	City-wide
	Goals Supported	Provide administrative support to federal programs
	Needs Addressed	Increase affordable housing inventory Affordable housing preservation Housing and services for persons who are homeless
	Funding	CDBG: \$221,586
	Description	CDBG FY24 EN (20%) \$221,586 The City of Fort Collins will use 20% of FY24 CDBG and 20% of any CDBG PI received during the Program Year to administer the CDBG program. Eligible Activity [CDBG]: CFR 570.206. CDBG Matrix Code: 21A General Program Administration.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	222 Laporte Ave, Fort Collins, CO 80522
	Planned Activities	Program administration
2	Project Name	PY24 HOME Program Administration
	Target Area	City-wide
	Goals Supported	Provide administrative support to federal programs
	Needs Addressed	Increase affordable housing inventory Affordable housing preservation
	Funding	HOME: \$60,201
	Description	HOME FY24 EN (10%) \$60,201. The City of Fort Collins will use 10% of FY24 HOME funds, plus 10% of any HOME PI received during the Program Year to administer the HOME program. [HOME]: 24 CFR 92.207 Administration and Planning Costs
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	222 Laporte Ave, Fort Collins, CO 80522

	Planned Activities	Program administration
3	Project Name	Care Housing: Greenbriar-Windtrail Rehabilitation
	Target Area	City-wide
	Goals Supported	Preserve existing affordable housing
	Needs Addressed	Affordable housing preservation
	Funding	CDBG: \$520,715
	Description	\$520,715 CDBG FY24 EN, Funds will be used for rehabilitation of 90 existing affordable multi-family rental units that serve low-income households between 30%-60% AMI. Renovations include repairs/replacement of the sewer and unit plumbing lines and parking lot repairs at Greenbriar, and new furnaces, central AC, energy efficient appliances, water heaters, lighting, windows, and water fixtures. Other amenities will include covered bicycle storage, community Wi-Fi, washers/dryers in each unit, and an upgraded residential clubhouse. National Objective LMC. Eligible Activity: 24 CFR 570.202 Rehabilitation, Matrix Code: 14B, Low/Mod Housing Rehab, Multi-Unit Residential
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	90 low income households (10 units 55+)
	Location Description	400-434 Butch Cassidy Drive, Fort Collins, CO 80524, 2120 Bridgefield Lane, Fort Collins, CO 80526
	Planned Activities	Rehabilitation, pre-development costs and fees
4	Project Name	Habitat for Humanity: Harmony Cottages
	Target Area	City-wide
	Goals Supported	Increase the supply of affordable housing units
	Needs Addressed	Increase affordable housing inventory
	Funding	HOME: \$90,303 Affordable Housing Fund: \$109,697

	Description	\$90,303 HOME CHDO, \$109,697 AHF Construction of 4 new ownership single family homes. Harmony Cottages includes 44 single-family attached homes (duplex units) and 4 single-family detached homes. The neighborhood includes green open space, a pocket park and playground, attached garages, small yards, and courtyards. All homes have appropriate solar orientation and roofs available for solar collectors. Homes are designed with high-quality building envelopes to ensure low energy demand. National Objective [HOME]: 24 CFR 92.206 (a)(1) New Construction Costs
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	4 low-income households
	Location Description	Harmony Road and Taft Hill Road, Fort Collins, 80526
	Planned Activities	Development hard costs for new construction
5	Project Name	Housing Catalyst: Village on Eastbrook
	Target Area	City-wide
	Goals Supported	Increase the supply of affordable housing units
	Needs Addressed	Increase affordable housing inventory
	Funding	CDBG: \$581,319 HOME: \$615,368 Affordable Housing Fund: \$303,313
	Description	\$199,444 CDBG FY24, \$381,875 CDBG PI/Prior Year, \$451,511 HOME FY24, \$163,857 HOME PI/Prior Year funds, AHF \$303,313 Construction of 73 new multi-family rental units serving individuals, families and seniors at 30-80% AMI. The development will include a 3-story, elevator-served building with 44 one-bedroom units and 29 two-bedroom units, as well as a playground and community space. National Objective [HOME]: 24 CFR 92.206 (a)(1) New Construction Costs. National Objective LMC. Eligible Activity: 24 CFR 570.201(m) Construction of Housing, Matrix Code: 12, Low/Mod Housing
	Target Date	12/31/2026

	Estimate the number and type of families that will benefit from the proposed activities	73 low-income households
	Location Description	3221 Eastbrook Drive, Fort Collins, CO 80525
	Planned Activities	Development hard costs for new construction
6	Project Name	Catholic Charities: Samaritan House
	Target Area	City-wide
	Goals Supported	Provide emergency sheltering and services
	Needs Addressed	Housing and services for persons who are homeless
	Funding	CDBG: \$56,322
	Description	\$56,322 CDBG FY24 Catholic Charities Shelter provides shelter, food, case management, resource navigation, benefits application assistance, and transitional housing help in support of persons experiencing homelessness. Funding will partially cover the salaries and benefits for direct service staff. National Objective: LMC. Eligible Activity: 24 CFR 570.201(e) Public Services. Matrix Code: 03T Operating Costs of Homeless Programs.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	600 individuals and families experiencing homelessness
	Location Description	460 Linden Center Dr, Fort Collins, CO 80524
	Planned Activities	Emergency evening and overnight shelter, meals, and supportive services
7	Project Name	Crossroads Safehouse: Domestic Violence Emergency Shelter
	Target Area	City-wide
	Goals Supported	Provide emergency sheltering and services
	Needs Addressed	Housing and services for persons who are homeless
	Funding	CDBG: \$47,238

	Description	\$47,238 CDBG FY24 Crossroads Safehouse provides shelter and supportive services for victims of domestic violence and their children. Funding will partially cover the salaries and benefits for family advocates and facilities services. National Objective: LMC. Eligible Activity: 24 CFR 570.201(e) Public Services. Matrix Code: 05G Services for Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking; National Objective: LMC.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	400 households
	Location Description	421 Parker St, Fort Collins, CO 80525
	Planned Activities	Temporary shelter, including basic needs, crisis intervention, safety planning, resource identification, and victim advocacy services for victims of domestic violence.
8	Project Name	Family Housing Network: Shelter Programs
	Target Area	City-wide
	Goals Supported	Provide emergency sheltering and services
	Needs Addressed	Housing and services for persons who are homeless
	Funding	CDBG: \$19,985
	Description	\$19,985 CDBG FY24 FHN provides overnight shelter at host faith congregations, meals, day shelter, and case management to families experiencing homelessness. Funding will assist with salaries and benefits for direct service staff. National Objective: LMC. Eligible Activity: 24 CFR 570.201(e) Public Services. Matrix Code: 03T Operating Costs of Homeless Programs.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	200 households experiencing homelessness
	Location Description	1606 S. Lemay Ave. Suite 103, Fort Collins, CO 80525
	Planned Activities	Emergency day and overnight shelter, meals, supportive services, and case management.

9	Project Name	Neighbor to Neighbor: Homelessness Prevention
	Target Area	City-wide
	Goals Supported	Provide housing stabilization services
	Needs Addressed	Prevent homelessness
	Funding	CDBG: \$58,139
	Description	\$58,139 CDBG FY24 Neighbor to Neighbor will provide direct client assistance in the form of emergency and first month's rent and indirect expenses associated with administering the program. The programs help low-income households evaluate and access affordable housing options, access rent assistance, and receive supportive services. National Objective: LMC. Eligible Activity: 24 CFR 570.201(e) Public Services. Matrix Code: 05Q Subsistence Payments.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	50 low-income households
	Location Description	1550 Blue Spruce Drive, Ft. Collins, CO 80524
	Planned Activities	Homeless prevention programming and direct assistance.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of Fort Collins does not target funds to specific geographies within the City. Funds are allocated based upon need, priorities, and goals.

Geographic Distribution

Target Area	Percentage of Funds
City-wide	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

N/A—no geographic priority areas.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City of Fort Collins has developed the following annual goals for supporting low- and moderate-income households with housing, based upon the Housing Needs and Market Analysis sections of the Consolidated Plan, the proposed projects from local housing providers, and the capacity of local agencies and programs to serve Fort Collins households.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	167
Special-Needs	0
Total	167

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	77
Rehab of Existing Units	90
Acquisition of Existing Units	0
Total	167

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

Homeless: There are no housing projects specifically for people experiencing homelessness this fiscal year. Mason Place, Fort Collins’ second Permanent Supportive Housing development, was funded in FY18 and is in operation.

Non-Homeless: Habitat for Humanity is constructing 4 new affordable single family ownership homes at Harmony Cottages, expected completion December 2025. Housing Catalyst is constructing 73 units of multi-family affordable rental housing at Eastbrook, expected completion December 2026. CARE Housing is rehabilitating 90 existing affordable multi-family rental units that serve low-income households at Greenbriar-Windtrail, expected completion September 2026.

AP-60 Public Housing – 91.220(h)

Introduction

Housing Catalyst is the Public Housing Authority for the City of Fort Collins. The agency completed a Section 18 disposition of its public housing in 2024.

Actions planned during the next year to address the needs to public housing

Housing Catalyst completed a Section 18 disposition of its public housing in 2024.

Elevation Community Land Trust, a Denver-based organization specializing in affordable home ownership, purchased 44 public housing units with plans to renovate the homes and make them available to qualified individuals for purchase. Residents of the public housing units that were repositioned received Housing Choice Vouchers (Section 8) and were offered relocation assistance. In October 2023, Housing Catalyst broke ground on the updated and expanded Village on Impala, a thoughtfully designed project that will provide 86 homes with affordable rents in northwest Fort Collins. The footprint of the expanded community includes the current Village on Impala (existing duplexes with affordable rents managed by Housing Catalyst), as well as the site of 11 former public housing units that were repositioned in 2022. The new rental homes would target residents making between 30% and 80% of the area median income, with a target average of 55% AMI. All residents of the repositioned public housing units were offered Housing Choice Vouchers (Section 8) and relocation assistance. The project is expected to be completed in early 2025.

Housing Catalyst is also in the process of renovating 15 former public housing units at 2155 W Plum. These apartments were repositioned from the public housing portfolio to the agency's affordable housing portfolio in 2024. Residents of the repositioned public housing apartments will be able to continue living at the property with Project Based Voucher assistance following a temporary relocation during the renovation.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Public housing residents were engaged and involved in the disposition process. Housing Catalyst educated public housing residents on the benefits of receiving Housing Choice Vouchers, including greater choice and mobility and homeownership opportunities.

Former public housing residents who are now voucher program participants continue to be eligible for JumpStart, the HUD Family Self Sufficiency program. The program supports participants in achieving their educational, employment, and financial goals while allowing them to build an escrow account that can be used toward a down payment on a home purchase.

If the PHA is designated as troubled, describe the manner in which financial assistance will be

provided or other assistance

Housing Catalyst has been designated a “High Performer” by HUD for the last two decades.

Discussion

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City has made homelessness response central in its Social Sustainability Department (SSD) Strategic Plan. The plan reflects a coordinated effort between City agencies, local service providers, and community organizations to address homelessness. Network providers are trained to implement best practices, such as permanent supportive housing, rapid rehousing, and Housing First principles.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City provides financial and coordination support to agencies that provide outreach, shelter, and service provision. Strategies for reaching and serving people experiencing homelessness include:

- Conduct the annual PIT count to gather critical data on persons experiencing homelessness, spearheaded by the Northern Colorado Continuum of Care.
- Service providers will continue to track long-term homeless individuals and coordinate with the regional Coordinated Assessment and Housing Placement System (CAHPS) to assess individuals, find housing options, ensure supportive services, and provide supports for housing retention.
- Homeless service providers will continue to use the VI-SPDAT to assess who is at highest risk if they remain homeless and prioritize individuals for housing placement.
- The City will continue to support Homeward Alliance and the Murphy Center, the one-stop-shop for service access for people experiencing or at-risk of homelessness.
- Homeward Alliance will continue to provide clothing, tents, survival gear, food, and personal care items.
- SummitStone Health will operate a medical clinic at the Murphy Center, providing increased access to medical care, including preventive care, sick visits, and vaccinations.
- The City will continue to support Outreach Fort Collins (OFC), an on-the-street team that builds relationships with community members experiencing homelessness, service providers, businesses, and City services to address and de-escalate disruptive behaviors in their service area.
- Through their Mental Health Response Team (MHRT), Police Services will continue to help families and individuals in crisis access appropriate community services and increase the safety of those individuals and officers who encounter them.
- Through the Homeless Outreach and Proactive Engagement (HOPE) Team, Police Services will increase direct relationship-building with people experiencing homelessness and enhance the ability for people to access services and resources within the community.
- OFC, Homeward Alliance, and SummitStone Health will continue to maintain and distribute the

Homeless Resource Guide, which lists information and bus routes for 40+ organizations that provide services to people experiencing homelessness.

- The City's Special Agency Sessions (SAS) will continue to support people experiencing homelessness who have received a quality-of-life violation (Camping, Trespass, Open Container, etc.). Defendants can receive case management and alternative sentencing in lieu of a fine or jail time.
- The City, NoCO CoC, and other partner agencies will continue to utilize the Built for Zero framework to address racial disparities across the homelessness system.
- The Lived Experience Advisory Council, a County-wide Council made up of 100% people with current or past lived experience of homelessness, will serve in an advisory role for homelessness programs across the county.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Fort Collins provides financial and resource support to housing and homeless service providers and collaborates with the network of providers to ensure that emergency shelter and transitional housing opportunities are available to residents experiencing homelessness. The types of facilities and services available in Fort Collins include emergency shelters, overflow shelters, transitional housing, rapid rehousing and permanent supportive housing.

Shelter

- Catholic Charities' Samaritan House offers year-round emergency overnight shelter for women and families and residential/transitional program beds for men, women, families, and veterans.
- The Fort Collins Rescue Mission (FCRM) provides year-round emergency shelter and residential/transitional program beds for men.
- Family Housing Network (FHN) provides overnight- and day- shelter and meals to families experiencing homelessness through a network of faith-based partners.
- Crossroads Safehouse provides secure shelter, advocacy, legal assistance, rapid rehousing, and education for victims of domestic violence.
- The City has a winter overflow shelter plan including Seasonal Overflow Shelters (SOS) at remote locations, operated by a shelter provider.
- The City has an Emergency Weather Shelter Plan to help people find shelter during extreme weather events related to both heat and cold.

Transitional Housing

- The Family Housing Network (FHN) operates Sherwood House, a transitional housing program for seven families. Sherwood House, two homes linked together by a shared

community space, opened in summer 2021 and has consistently been at capacity since. FHN collaborates closely with Catholic Charities' Samaritan House to move families from emergency shelter into transitional housing as space becomes available.

Permanent Housing

- The Social Sustainability Department Strategic Plan (SSDSP), the Housing Strategic Plan (AHSP), and the Consolidated Plan all have goals related to increasing the supply of affordable housing, including permanent supportive housing.
- The City and its partners are involved in veterans' homelessness intervention initiatives at the State level and use a Coordinated Assessment and Housing Placement System (CAHPS) in the northern Colorado region.
- The City supports Permanent Supportive Housing projects through local and federal funding, fee waivers, and other incentives.
- Housing Catalyst operates Mason Place, 60 units of Permanent Supportive Housing (PSH) and Redtail Ponds, 60 units of PSH.
- SummitStone Health Partners provides scattered site Permanent Supportive Housing.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

There are significant challenges to decreasing the length of time homeless for households in Fort Collins, primarily due to the cost of housing and shortage of available affordable units. However, the City supports a variety of initiatives aimed at limiting the amount of time people experience homelessness. The City provides operating funds to agencies that help people experiencing homelessness make the transition to permanent housing and independent living. Agencies, including Housing Catalyst, Neighbor to Neighbor, SummitStone Health Partners, and Crossroads Safehouse provide permanent housing (including rapid rehousing and permanent supportive housing).

Housing Catalyst developed and manages Redtail Ponds, a Permanent Supportive Housing (PSH) project that provides supportive services, life skills, case management, and counseling to its residents. Forty units target formerly homeless individuals, and twenty units are available for those who fall within the 30-50% Area Median Income (AMI) range. Housing Catalyst's second 60-unit Permanent Supportive Housing community, Mason Place, opened in 2021.

Volunteers of America Colorado (VOAC) serves veterans and their families with homelessness prevention and rapid re-housing services through the Supportive Services for Veteran Families (SSVF) Program. This program serves 140 veteran families annually with rapid rehousing and homeless

prevention services. They also offer a program called Colorado Rapid Rehousing Re-Entry (COR3) which currently serves and can house up to 55 formerly incarcerated individuals per year. Referrals are received through the Department of Corrections and our Coordinated Entry System.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

- The Fort Collins Social Sustainability Department Strategic Plan (SSDSP) and the Consolidated Plan both emphasize the need to support organizations that provide homelessness prevention services, cost of living reductions, and expand the supply of permanent supportive and affordable rental housing units.
- The Social Sustainability Department's Director is a governing board member for the Northern Colorado Continuum of Care which works with area healthcare providers, homeless services providers, and other care institutions to establish coordinated discharge planning processes. Partners involved in addressing discharge planning include the Larimer County Detention Center, UCHHealth, the Larimer County Foster Care System, SummitStone Health Partners, Housing Catalyst, and others. An increased focus on preventing homelessness post-discharge at the State and federal levels has helped increase awareness of this issue.
- The City provides funding to the Northern Colorado Coordinated Assessment & Housing Placement System (CAHPS) which provides assessment, navigation, case management and wrap-around services to house and retain housing for people on the by-name list.
- Housing Catalyst administers 25 Frequent User System Engagement (FUSE) program vouchers for the Colorado Division of Housing (DOH). FUSE is a proven model which identifies frequent users of jails, shelters, hospitals and/or other crisis public services and provides them supportive housing.
- Housing Catalyst's Resident Services team serves residents of all Housing Catalyst's affordable rental communities. Three resident service coordinators support residents in maintaining stable housing. In 2023, nearly 300 residents were referred to the Resident Services team for health/mental health resources, financial literacy, conflict mediation, or self-sufficiency programming.
- As of December 2023, Housing Catalyst's two Permanent Supportive Housing (PSH) communities (Redtail Ponds and Mason Place) have served 248 total residents. Primarily, residents are selected through the Continuum of Care's Coordinated Assessment and Housing Placement System (CAHPS) from an assessed list of people experiencing homelessness most in need of PSH. Of those residents, 82 were veterans and 160 experienced chronic homelessness. 84 percent of residents reported two or more disabilities, including mental health disorders, alcohol use disorders, drug use disorders, chronic health conditions, and physical or developmental

disabilities. Housing Catalyst provides onsite services for all residents through partnerships with service providers to support residents in remaining stably housed.

- In 2023, Housing Catalyst administered \$18.7 million in voucher assistance to 1,453 households. Vouchers administered by the agency include 273 Mainstream vouchers, 174 Veterans Affairs Supportive Housing (VASH) vouchers, 50 Family Unification Program (FUP) vouchers, 16 Foster Youth to Independence (FYI) vouchers, and 25 Emergency Housing Vouchers. Nearly 100 households reported moving out of homelessness with voucher assistance in 2023.
- In March 2024, Housing Catalyst was awarded \$272,829 to fund 25 additional HUD-VASH vouchers. The agency was one of two in Colorado to be awarded funding. The HUD-VASH program provides housing and an array of supportive services to veterans experiencing homelessness by combining rental assistance from HUD with case management and clinical services provided by the U.S. Department of Veterans Affairs.
- In 2024 Housing Catalyst was awarded 10 additional Foster Youth to Independence (FYI) vouchers. The Foster Youth to Independence initiative makes Housing Choice Voucher assistance available to youth who are exiting foster care.
- Youth at least 18 years and not more than 24 years of age (have not reached their 25th birthday) who left foster care, or will leave foster care within 90 days, in accordance with a transition plan described in Section 475(5)(H) of the Social Security Act, and are homeless or are at risk of becoming homeless at age 16 or older. Housing Catalyst works with Catholic Charities and the Larimer County Criminal Justice Division to house individuals experiencing homelessness at Single Room Occupancy properties.
- Following the success of its positive rent payment reporting pilot with the Colorado Housing and Finance Authority (CHFA), Housing Catalyst will make positive rent reporting and credit tracking available to all residents. The program aims to help residents build credit by reporting timely rent payments to consumer reporting agencies.
- In Summer 2024, Housing Catalyst plans to build on the success of its 2023 summer enrichment program, Camp Catalyst. This year Camp Catalyst will be open to all residents in grades 3-5. The camp aims to mitigate learning loss and increase academic engagement.
- The Campaign for Grade-Level Reading added Housing Catalyst to its Public Housing Communities Honor Roll. Honorees have intentionally addressed learning losses arising from the COVID-19 pandemic, working in areas of learning recovery, digital equity and connectivity, and health, employing innovative and creative ways to stem further setbacks and spark growth.
- The City's Utilities department provides a reduced rate for those with higher electricity usage due to medically necessary equipment, partners with Energy Outreach Colorado to provide energy bill assistance and weatherization, and offers a reduced rate program to customers who receive LEAP. The program helps connect low-income customers with efficiency programs and education to help them save more on their utility bills and have increased comfort in their homes.
- The City funds a variety of human service programs with City dollars that aid in homelessness prevention. These include, but are not limited to:
 - The Matthews House Youth and Family Center which supports youth transitioning out of

- foster care and/or the juvenile justice system.
- The Murphy Center, a one-stop-shop assistance location for community members at risk of or currently experiencing homelessness, including case management and resource navigation.
 - Neighbor to Neighbor's housing and financial counseling, and rent assistance.
 - Catholic Charities Senior Services, which offers case management and financial assistance for at-risk seniors.
 - The Salvation Army provides clients with utilities and rent assistance.
 - Disabled Resource Services (DRS) provides clients housing navigation and utilities and rent assistance.
 - Crossroads Safehouse provides comprehensive case management, self-sufficiency programming, and emergency shelter for victims of domestic violence and abuse.
 - Project-Self-Sufficiency which provides comprehensive support and promote self-sufficiency.
 - Family Housing Network provides housing counseling, a day center, rapid rehousing, and transitional housing.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

In 2021, the City adopted a Housing Strategic Plan encompassing the entire housing spectrum and leading with equity. It specifically incorporates the prior approved 2015-2019 Affordable Housing Strategic Plan (AHSP) priorities, which aimed at retaining and growing the City's affordable housing inventory. The Housing Strategic Plan includes 26 strategies and avenues for addressing the ongoing housing challenges in our community. While the plan is broader in reach, the City continues to work under the guidance of the goals and strategies included in the AHSP for housing targeting affordable income ranges.

This Plan envisions that everyone has healthy stable housing they can afford. The City identified the greatest challenges to achieving that vision as:

- Price escalation impacts everyone, and disproportionately impacts BIPOC (Black, Indigenous and People of Color) and low-income households.
- There are not enough affordable places available for people to rent or purchase, or what is available and affordable isn't the kind of housing people need.
- The City does have tools to encourage affordable housing, but the current amount of funding and incentives for affordable housing are not enough to meet the goals.
- Job growth continues to outpace housing growth.
- Housing is expensive to build, and the cost of building new housing will likely continue to increase over time.
- It is difficult to predict the lasting effects of COVID-19 and the impacts of the pandemic.
- Housing policies have not consistently addressed housing stability and healthy housing, especially for people who rent.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

To work on overcoming the challenges identified above, and to mitigate the high cost of development, the City is pursuing the following strategies:

- Continue to provide federal and City funds to affordable housing developers to produce new and preserve existing affordable housing. Subsidy enables developers to produce rent-restricted units at below market rates.
- Seek to maintain or expand current levels of City funding for affordable housing, human and

supportive services, and programs providing services to vulnerable populations.

- Expand funding sources. A dedicated sales tax was passed in 2015, providing \$4 million over 10 years to be used for affordable housing construction and/or preservation. As this funding sunsets in 2025, the City is discussing other potential dedicated local housing funding sources. The City has been approved to participate in Proposition 123, which created a housing funding source at the state level. This funding requires municipalities to set a baseline of affordable housing and commit to a 3% annual increase in affordable housing units over a three-year period. To date, nearly \$5 million in Proposition 123 funds has been allocated to Fort Collins in less than 2 years.
- Remove barriers and reduce approval timelines for affordable housing. Starting in 2027, an expedited review process for affordable housing will also be required as part of compliance with Proposition 123. Affordable projects will be required to receive a decision within 90 days of project submittal. Staff is already working on improvements to processes to work toward this goal.
- Refine and expand development incentives. The City is currently pursuing housing-related changes to Land Use Code (LUC) regulations to remove barriers to affordable housing development, increase housing supply across the spectrum, and improve housing variety and choice. Partner to support workforce housing. The City seeks to increase partnerships with local employers to provide workforce housing. The City has several projects with Elevation Community Land Trust (ECLT), a state-wide philanthropy-funded land trust, with the mission of providing permanently affordable homeownership opportunities. ECLT is buying public housing units and converting them to permanently affordable for-sale homes. ECLT will also buy the BirdWhistle Townhomes and sell individual homes to qualifying buyers. The City conducted a study of employer sponsored housing benefits to explore what could be done to support the City's workforce as well as the City's residents.

Discussion:

continued...

- Strategically release the City's Land Bank properties for development of affordable rental and ownership housing. Partnerships with developers aim to maximize the resource of the Land Bank parcels for affordable housing development and reinvest proceeds from the sale of existing parcels into new land holdings. The City plans to update the Land Bank Disposition Study in 2024 to identify future Land Bank development opportunities. The City holds 2 Options to Purchase Real Estate and is planning on exercising at least one of those in 2024 and the other by 2026 to expand Land Bank holdings.
- Build internal City capacity to support affordable housing. The City created an Internal Housing Task Force to seek enterprise-wide efforts to promote and incentivize affordable housing. The City added an Affordable Housing Executive team, and has recently hired a data specialist to

assist in the housing and equity space. All these groups are actively meeting.

- Complete regional collaborative projects. A benefit of the COVID-19 pandemic was multiple levels of government worked together to have a coordinated approach to response and recovery. The City has been active in passing recovery funds to community partners through granting procedures already in place. ARPA funding has been committed to the Capital needs of two new affordable housing developments and provides emergency response, such as eviction prevention assistance. One of these developments, Heartside Hill Apartments, is under construction. Additionally, a collaborative group led by Homeward Alliance with representation from the City and County were awarded a state-level ARPA grant to develop a regional homelessness strategic plan. Work on this project has begun.

Discussion:

The City has finished a major rework of its comprehensive plan, City Plan. City Plan is more housing-focused than earlier iterations because the lack of housing inventory at all price points is causing stress in a continuing climate of price escalation. The Housing Strategic Plan is a component of City Plan. The City conducted a Land Use Code audit to identify ways to remove barriers to the construction of housing options. Since then, staff and consultants have been working on a Land Use Code redraft starting with a focus on Housing issues. The City continues to look at ways to provide additional incentives and to use land use code modifications to promote the production of affordable housing. These include:

- A Council-adopted citywide priority to “operationalize City resources to build and preserve affordable housing.” This priority will support staff exploration of ways to reduce fees for affordable housing, leverage City assets including real estate and Urban Renewal Authority tools, and pursue dedicated local funding.
- Working with a grant funded consultant to create an expedited (90 days or less) review process for affordable housing.
- Consider other regulatory policies that could promote the provision of rental housing for those with low- and very-low-incomes. This strategy may include ways to reduce barriers to the use of accessory dwelling units.
- Strategies for addressing fair housing concerns including providing education and hosting training events.
- Evaluating a new State law removing occupancy restrictions and considering process improvements for extra occupancy approvals.
- Operationalizing a rental housing registration program combined with improved complaint-based rental inspections to support stable, habitable rental housing.

The City plans to use the policy tools above to lessen regulatory and policy impacts on affordable housing development, while expanding the resource base needed to increase the production and

preservation of the affordable housing inventory in the City.

AP-85 Other Actions – 91.220(k)

Introduction:

The City uses a holistic approach to address housing, employment, and supportive service needs of low-income and underserved populations. In its Social Sustainability (SSDSP) and Economic Health (EHSP) Department Strategic Plans, the City has developed goals, strategies and actions to address the issues faced by community members living in poverty. Both plans address community prosperity. This theme acknowledges the contributions, potential, and value of all residents.

The EHSP has determined outcomes that have significance in ensuring a healthy, equitable, and resilient Fort Collins economy. The plan's goals related to community prosperity include: close the skills gap and increase career pathways; diversify employment opportunities; provide resources that enhance the ability of existing businesses to succeed; and advance regional workforce and talent development to support all community members, including youth, jobseekers, existing employees, and those in underserved populations.

Strategies emphasize regional partnerships with industry, educational institutions, and other collaborators such as the Larimer County Workforce Center. Often these efforts focus on underserved and disadvantaged populations. Economic Health has partnered regionally to develop NoCo Works to foster collaboration for workforce and talent development in Larimer and Weld Counties. NoCo Works brings together industry leaders, educational institutions, community organizations, and other key partners to implement sustainable workforce development initiatives. Economic Health maintains relationships with sector partnerships across Northern Colorado. These industry-led organizations collaborate to address challenges and opportunities specific to their sectors. The healthcare, manufacturing, hospitality, construction, and nonprofit sectors have established partnerships in Northern Colorado. Economic Health also supports a DEIA Talent Network, which is an industry-led effort to address the attraction and retention of diverse workforce in Fort Collins.

Economic Health launched the Multicultural Business & Entrepreneur Center (MBEC) in 2022 to support underserved businesses and entrepreneurs. The center is supported by two Spanish-bilingual Business Connectors and another Business Connector focused on supporting women and veteran entrepreneurs. MBEC has conducted nearly 450 consulting appointments and has helped establish 64 new businesses. The clients are primarily women-owned (60% in 2023) and Latinx/Hispanic (58% in 2023). MBEC also continues to fill a gap for bilingual services in the community with 40% of clients being Spanish monolingual, and an additional 5.2% bilingual.

The SSDSP goals for community prosperity include: Close the skills gap and increase career pathways in the community; support early and secondary education to improve opportunities for life success; support programs and initiatives providing residents with affordable, quality, caregiving services; support area financial literacy initiatives, and balance land uses to support a healthy economy.

Strategies include collaborating with City departments and community partners, supporting community initiatives, and funding human service organizations that support these goals. Financial support includes CDBG, HOME, and City funds.

The SSDSP also includes sections on housing, community wellness, and equity. Strategies in the Plan address the broad spectrum of barriers faced by people in poverty, and work to build resources and

address barriers. Priority areas include early childhood education/school readiness, affordable childcare, workforce development, accessible healthcare, and equitable transportation provision. By leveraging City-owned assets and investing in community partners, SSD is leading efforts to expand access, affordability and workforce capacity in the early childhood education and childcare sector.

Actions planned to address obstacles to meeting underserved needs

The City provides technical and financial support to organizations that address underserved needs. The City is increasing the supply of affordable rental housing, and supporting emergency housing and shelter providers, domestic violence shelters, and supportive services agencies. It will act to preserve existing affordable housing inventory through acquisition and rehabilitation. Through CDBG and City Human Services Program funding, the City supports services that improve the living conditions of community members who have fewer resources and opportunities.

In 2016, the City and partners started Outreach Fort Collins (OFC), an organization that has outreach workers on the streets to connect at-risk persons to resources. OFC sees over 1,000 people experiencing homelessness annually. They provide community engagement, service provider contacts and service coordination. In 2021, OFC expanded to north Fort Collins, and in 2022, the City increased funding for expansion to midtown in Q3 2022. In 2023, OFC made 14,458 contacts, including 1875 community calls, engagement with 1126 unique clients, and 1435 connections through immediate needs, education, and resources.

The City also assisted the Murphy Center in expanding their hours and services year-round, which had positive impacts throughout the community. The City also provided funding to Homeward Alliance for case management and resource navigation.

The City partnered with UHealth and SummitStone Health Partners to implement co-responders in the Police Department, called Mental Health Response Teams (MHRT), that provide crisis intervention as appropriate on police calls. A second MHRT team was added in 2022. In 2023, Police Services created an additional team, Homeless Outreach & Proactive Engagement (HOPE), to build stronger relationships with people experiencing homelessness and homeless service providers. The City supports the County in expanding behavioral health services in Fort Collins. The new Behavioral Health facility, Longview, opened in December 2023. Services include 24/7 behavioral health urgent care, care coordination, substance use treatment with medication, withdrawal management, crisis stabilization unit, and on-site pharmacy and lab.

The City continues to deploy responsive funding to increase community capacity for affordable, accessible and quality childcare, including partnerships to reduce tuition costs for families needing childcare, and strengthening retention strategies for childcare employees. The City's Recreation Department continues to provide licensed childcare services to the community, including sliding scale spots for income qualified families.

In 2020, the Northern Colorado Continuum of Care (NoCO CoC) was formed. The City provides annual funding for operations of the NoCO CoC and has members on the Governing Board and general membership.

In 2021, the City adopted its Housing Strategic Plan which sets out a vision that everyone in Fort Collins

has healthy, stable housing they can afford. It identified the seven greatest challenges to this vision as well as 26 strategies that are prioritized as first steps. The Plan includes an adaptive approach to implementation that ensures we stay in learning mode as we test what works, and what does not, as we strive toward the plan's vision. Seventeen strategies are already underway with 6 complete. Specific strategies currently include LUC changes, sustainable revenue sources, possible changes to the occupancy ordinance, and consideration of a rental registration program.

The City will continue to be a partner in local conversations and initiatives focused on the needs of underserved populations, including sponsoring and facilitating regional conversations on homelessness and affordable housing and participating in the national and statewide efforts to end veteran homelessness.

Actions planned to foster and maintain affordable housing

The City continues to implement strategies in the Housing Strategic Plan. This requires City Council to engage in policy work that affects affordable housing directly and indirectly. For instance, City Council has worked hard to pass Land Use Code reforms to remove barriers and encourage diverse housing production and was twice met by resident petitions which caused these amendments to be repealed. In April of 2024, in a third attempt, Council passed some of the less controversial changes on First Reading. These included improved affordable housing incentives and added nuances to the definition of affordable housing to better meet community needs for affordable rental and ownership housing. The code changes also increased the required length of deed restrictions from 20 years to 60 years. It is anticipated that the changes will go through on Second Reading and, if not subject to a third petition, will become effective May 17, 2024. The City funds the development and preservation of affordable housing through the annual Competitive Grant Process. In 2024, there were eight applications for housing funding including a request from the City's Forestry Department to provide tree removal grants to low-income residents when the cost of tree removal puts their housing at risk.

Colorado voters created a new statewide affordable housing fund by passing Proposition 123. The City has had a baseline number accepted and made a commitment to increase affordable housing production for Proposition 123 funding. This allows projects in the City's jurisdiction to compete for State Affordable Housing Funds. Housing Catalyst, the City's housing authority, was awarded one of the first grants from this source and was able to purchase entitled land to construct 72 new affordable units. Additionally, the City was awarded a grant to assist in creating an expedited review process for developments including at least 50% affordable units. This will be a State requirement in 2027.

The City provides technical assistance to housing providers resulting in partnerships to preserve or increase affordable housing stock. For instance, Elevation Community Land Trust began to sell rehabilitated homes they purchased from public housing portfolio, preserving the housing as affordable for generations of income qualified homebuyers. They are also selling new townhomes on a City Land Bank parcel using the Community Land Trust model to keep these homes permanently affordable to house generations of homeowners. The City was instrumental in having a church donate a home to ECLT for permanent affordability too.

Annually, the City assigns its Private Activity Bond (PAB) allocation to issuers for Affordable Housing new

construction and rehabilitation. This tax-exempt bond capacity is required to utilize the 4% Low Income Housing Tax Credit financing with which most under-market rental housing is developed. In 2024 Housing Catalyst requested and was awarded PAB capacity for their pipeline of projects.

One strategy in the City's Housing Strategic Plan is to use Metropolitan Districts to encourage affordable housing. The first metro district community of 84 affordable rental apartments came online in 2024 as an extraordinary public benefit required by a new residential community using the metro district structure.

Extensive public engagement continues to be conducted on housing policy work. City staff are actively planning a Community Summit on Housing, which will be several small events over the summer of 2024 leading up to a larger convening in the fall of 2024.

The City has begun a rental registry program that will provide better information about the City's housing stock and can allow for better engagement with and partnership with Landlords. The City is also monitoring activity at the State and Federal levels that could affect land use regulations and that could provide new funding opportunities.

Actions planned to reduce lead-based paint hazards

The City adheres to requirements that all buildings built prior to January 1, 1978 have a lead hazards assessment when federal funds will be used to purchase or rehabilitate the property. As a condition of assistance, the property must have lead screening and if lead is detected, the project must include lead hazard containment or abatement in accordance with HUD's Lead Rule Compliance Advisor. In addition, the City follows the EPA regulations which require that any federally funded organization doing an activity which causes disruption of lead while doing work, use only EPA-certified workers and follow procedures to minimize the spread of lead. Lead hazards in public housing units and other units of Housing Catalyst (Fort Collins' PHA) have been stabilized and/or removed in previous years during rehabilitations of these units. No buildings built prior to January 1, 1978 will be rehabilitated in program year 2024.

Actions planned to reduce the number of poverty-level families

Actions planned for PY24 to reduce the number of families in poverty include financial support and collaboration to increase community capacity. Some of the target strategies include:

- Utilize budgeted funds to provide additional capacity and availability of quality affordable childcare.
- Coordinate pandemic recovery funds in partnership with community programs that serve vulnerable populations; prioritize local funding to highest needs as federal recovery funding expires.
- Implement policy changes recommended through the Housing Strategic Plan, particularly strategies that enhance the City's ability to incentivize Affordable Housing rental and ownership

projects.

- Provide Human Service funding to nonprofit partners in the community to help working families preserve, support, and stabilize their families.
- Develop blueprint for how the Social Sustainability Department delivers resources, programming, and partnership toward human services in the community; profile the human services issues of greatest significance to the City and identify top community priorities to focus funding and assistance.
- Participate on the Northern Colorado Continuum of Care Governing Board to assist with prioritization and funding of permanent supportive housing projects, supportive services, and other prioritized programs/projects identified by the Northern Colorado Continuum of Care that will stabilize the lives of people experiencing homelessness in Fort Collins.
- Participation in Built for Zero program which underscores disparities of people experiencing homelessness by black, indigenous, and people of color households and provides processes and practices to improve homelessness programs and improvements in homelessness systems to address and minimize disparities. Goal of reaching functional zero for Veteran homelessness.
- Create and launch a public-facing dashboard to communicate the results of a recently completed baseline equity study, which will allow staff and community partners to align resources and strategic priorities to proactively advance equitable outcomes for all, including those related to socioeconomic status.

Actions planned to develop institutional structure

In acting as an individual organization, and in collaboration with other community partners, the City of Fort Collins takes its community leadership role seriously in addressing community challenges and meeting needs. The City serves as funder, collaborator, and convener for a variety of frameworks and initiatives. The City will continue to participate as a convener and partner in community-wide efforts to form plans addressing both ongoing and emerging challenges low-income community members face (e.g., homelessness, stable housing, health and behavioral health care, and affordable childcare).

More specifically, the Social Sustainability Department was created to build formal institutional structure around addressing community needs. Additionally, low-income and vulnerable residents benefit from the services provided by a number of high performing public and nonprofit agencies supported financially and operationally by the City. Those entities deliver a variety of housing and non-housing community development activities. The City will continue to take a proactive approach in bringing community-based organizations together to ensure excellent service, thoughtful coordination, and innovative, evidence-based approaches in delivering housing and support services to low-income community members.

The City will provide ongoing technical assistance and financial resources, ensuring that community organizations have the capacity and the necessary human and physical assets to execute their mission in the most effective way. The City will continue to use a robust investment decision process to ensure

there is no unnecessary service duplication and that providers work together cooperatively to develop service plans addressing identified needs.

The City will continue to utilize our plans and strategies to provide an ongoing blueprint for the community to follow in both assessing performance and understanding the actions the City will take in addressing identified needs. We will also utilize the great work of the Housing Strategic Plan to advance housing choice and availability, monitor progress and further identify challenges. Through its monitoring and risk assessment processes, the City will gather data and information on expenditures, outcomes and numbers served, so that it can continue to make effective and strategic use of its limited funding and resources.

Actions planned to enhance coordination between public and private housing and social service agencies

The City has structured its Social Sustainability Department's mission and role to serve as the convener and navigator for collective plans and actions to ensure that the efforts and resources directed at underserved populations and housing needs are utilized in the most efficient manner possible. Staff members participate in a number of community-wide committees and initiatives which enhance coordination between service and housing providers. In terms of federal framework and funding, the Northern Colorado Continuum of Care (NoCO CoC) is the vehicle used for addressing the various needs and challenges of persons experiencing homelessness and at-risk populations. The City convenes coordinating meetings between housing providers, including Housing Catalyst and other nonprofit housing agencies, to ensure those receiving housing benefits can also access needed social services, and to advance efforts toward greater self-sufficiency for community members who are low-income. The Social Sustainability Department oversees two citizen advisory committees within the City's Boards and Commissions. The Human Services and Housing Funding Board and the Affordable Housing Board work, in part, to monitor community issues and provide an additional avenue for soliciting citizen and agency input. They help the City better coordinate housing activities with public service efforts to ensure that gaps for underserved populations are being addressed. The City also actively participates in regional housing coalitions. A founder and steering committee member of the NoCo Housing Now regional collaboration, this group provides education, networking and advocacy opportunities across county lines. New this year is One Voice for Housing, a collaborative communications strategy being created by multiple mission-aligned partners.

Discussion:

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is

as follows:

HOME funds are not being used for other forms of investment beyond those identified in Section 92.205.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The City's complete resale/recapture guidelines and policy are included as an attachment. The City uses the Recapture guidelines for homes purchased using down-payment assistance, as outlined in 92.254. For the development of home ownership units, the City has implemented the Resale guidelines, as outlined in 92.254.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Homeownership Resale Guidelines: The HOME Resale Guidelines have been implemented for housing developed with HOME funds. This method is used for the homes developed by Habitat for Humanity to keep them affordable to low-income households for twenty years. At the time the home is developed, the developer signs a 20-year Affordable Restrictive Covenant with the City. The Covenant requires the home remain owner-occupied for the affordability period, be sold to an income eligible household, and that the maximum purchase price not exceed certain limits based on a calculation of the number of bedrooms and the maximum amount an eligible household could borrow with current FHA loans. The City of Fort Collins utilizes a Promissory Note and Deed of Trust to enforce the resale requirement. The City implements the Fair Return obligation by calculating the repayment of the City loan to be the net proceeds from the sale of the property less the costs of any improvements the homeowner has made to the property. If there are no net proceeds from the sale, no repayment is required. Net proceeds is defined as the sales price minus the superior loan repayment and any closing costs incurred by the buyer.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City does not plan to use HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funding this year.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with

special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

N/A

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

N/A

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

N/A

Attachments

Broadband

In Fort Collins 12.2% of households earning less than \$20,000/yr do not have any internet access. This number has decreased significantly since the implementation of Connexion, the utility-level broadband offered by the City of Fort Collins (24.4% in 2018). Currently, there are 4866 households of all incomes that only have a smartphone for internet access, and another 1127 with no computer of any kind. As more job and services are available online (such as healthcare, education, and job search activities) equitable access to high-speed, reliable internet service becomes critical. The City has built out Connexion and it is available to all residents, businesses, and organizations in the city. Broadband access supports community members, local businesses, job growth, education, energy technology, health care and other public services. The City offers reduced rates to income-qualified households.

The City includes broadband requirements in underwriting criteria for housing projects receiving City and federal dollars. Unless the project can demonstrate undue financial burden on the project, or that it would fundamentally alter the nature of the program/activity, all new construction and substantial rehabilitation of housing with more than four rental units must include installation of broadband.

Resiliency/Climate Hazards

The natural hazards from climate change most likely to impact Fort Collins are extreme temperatures, wildfire smoke, flood, and reduced water availability and quality. These hazards may impact all residents, but people living in older, less-efficient homes or within a floodplain are at greater risk. Less efficient homes have higher heating and cooling costs and provide less protection from poor air quality caused by wildfire smoke or pollution. In Fort Collins, the older homes are generally concentrated in higher income block groups, though there are also opportunities for rehabilitation in the southeast quadrant.

Making homes as efficient as possible is the best way to protect residents from the negative health impacts of smoke and extreme heat/cold. The City and its partners have implemented programs to assist with weatherization, utility costs, and energy-efficiency upgrades for lower-income households. The City helps households replace less efficient water fixtures; offers free energy, water and irrigation assessments; and offers reduced water, stormwater, and electric rates for income-qualified households.

The City has a comprehensive stormwater and floodplain management program that focuses on reducing flood risk to the entire community. This program includes a Floodplain Management Public Information Committee, comprised of interdepartmental staff and external stakeholders. Fort Collins is one of the highest rated communities nationwide (Class 2) based on FEMA's Community Rating System. Since 1995, the City has spent \$100 million on stormwater improvement projects. However, there are

still over 1000 structures in the 100-year floodplain, with over half in the Old Town Drainage Basin. Urban flooding is an issue in Old Town as well, where stormwater systems are undersized. Some older areas on the west side of Fort Collins have homes that were not elevated or protected when constructed adjacent to small stream channels. Many improvements have been made and the City's Master Drainage Plan identifies additional capital projects. Community outreach about flood risks and safety includes a mailer to all property owners and occupants in the floodplain with information on flood safety, flood warning, property protection, flood insurance, etc.; education in schools; booths at community events; outreach to realtors and homeless service providers; flood awareness videos; and bus bench messaging.

The City leads an emergency weather response system that activates additional shelter for people experiencing homelessness during extreme cold and extreme heat weather events and is exploring the feasibility of developing a response plan for hazardous air quality events in partnership with multiple City departments, the Larimer County Department of Health and Environment and with consultation from the National Oceanic and Atmospheric Administration (NOAA) and the Colorado Climate Center.